

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday, April 4, 2002 at 5:30 p.m. in Room 700, Law and Justice Center, 104 W. Front Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Bostic, Rodman, Hoselton, Segobiano and Nuckolls

Members Absent: None

Staff Present: Ms. Lucretia A. Wood, Administrator's Office

Department Heads/
Elected Officials

Present: Mr. Phil Dick, Director Building and Zoning;
Mr. Mike Behary, Planner, Building and Zoning
Department

Chairman Gordon called the meeting to order at 5:31 p.m. Hearing no objections, the minutes of the March 19, 2002 Land Use and Development Committee stand-up meeting were approved and placed on file as presented.

Chairman Gordon presented the bills, which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor.

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Motion by Bostic/Nuckolls to recommended approval of the March 31, 2002 bills as presented by the County Auditor. Motion carried.

Mr. Phil Dick, Director, Department of Building and Zoning, presented a request for a waiver of a Preliminary Plan requirements and approval of a two lot final plat for the Thompson Subdivision, case number S-02-03. Mary, Mark, Brenda and Gary Thompson are making the request.

The property location is in the unincorporated Town of Covell immediately southwest of the intersection of Palmer and Covell Front Streets, which is in Dale Township, parcel number (10) 20-21-105-001 and is currently zoned as an R-1 Single Family Residence District.

The Applicants request a waiver of Preliminary Plan requirements and a two lot final subdivision plat for the Thompson Subdivision for use as a single-family residence. The surrounding land use is for single family residences, which are located to the north and east. The land to the south and west is in crop production.

Each of the two lots is 1.88 acres in area. This property had been platted in the Original Town of Covell Plat as 10 lots in one block with streets and alleys that have been vacated (see attached block 16 of Town of Covell plat). Both proposed lots have 213 feet of frontage along Palmer Street. Palmer Street has 66 feet of right-of-way.

The applicant is requesting a waiver of the Preliminary Plan requirement and the staff is recommending that the request be approved. A single-family residence formerly located on the property has been removed. A detached garage is still located on the property. Part of the property is used for crop production and part of it is in grass near the detached garage.

The County Highway Department has signed off on the proposed waiver and subdivision. The Dale Township Road Commissioner has signed the necessary plat access certificate for future access to Palmer Street.

Motion by Hoselton/Segobiano to recommend approval of a request for a waiver of a Preliminary Plan requirements and approval of a two lot final plat for the Thompson Subdivision, case number S-02-03.

Mr. Dick stated that Mr. Mark Thompson is present if the Committee has any questions for the applicants.

Motion carried.

Mr. Dick stated that the request would be placed on the consent agenda for the April 16, 2002 County Board meeting.

Mr. Dick presented the Committee with the March Permit Activity report. The Committee reviewed the February and the March permit activity reports. Mr. Hoselton asked what is a vacation plat. Mr. Dick replied that a vacation plat on a subdivision case is a vacation of a street, alley or easement. At the May Land Use and Development Committee Meeting, there will be a request to vacate an easement for the Sherwood subdivision, which will require a public hearing.

Mr. Segobiano asked Mr. Dick to explain the differences in the permit fees. Mr. Dick explained that the first time a subdivision is divided, the subdivider is not required to receive permission from the County for the division. The second time the subdivision is divided administrative review is required. The third time a subdivision is divided the division must be approved by the County Board. This is why many subdivisions are never reviewed by the Committee. The fee for the permit fee for the Thompson's is \$140.00.

Mr. Nuckolls asked how the Sherwood subdivision is coming along. Mr. Dick replied that the Sherwood subdivision is doing well. The lots are selling for \$100,000.00 to \$120,000.00. Next month there is a request for a vacation of an easement because someone wants to purchase two lots to build one home.

Mr. Segobiano asked what is the revenue trend for Fiscal Year 2002. Mr. Dick replied that the revenue trend is expected to remain steady except

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for the higher fee paid by the Bloomington-Normal Water Reclamation district. Ms. Bostic asked if that fee could be separated out so that it is easier to see the other fees. Mr. Segobiano suggested putting an asterisk on the fee with the explanation below. The Committee agreed that an asterisk would help track the fee.

There being nothing further to come before the Committee at this time, Chairman Gordon asked for a motion to adjourn.

Motion by Bostic/Rodman to adjourn the meeting. Motion carried.

The Committee adjourn at 5:44 p.m.

Respectfully submitted,

Lucretia A. Wood
Recording Secretary